

OTHERS PRESENT: Hackney High, County Attorney Frank Heath, County Manager
Mary Hunnicutt, Clerk to the Board

The following matters that were discussed during the Work Session.

PERQUIMANS COUNTY/CHOWAN COUNTY BOUNDARY LINE

Chairman Jones recognized Frank Heath, County Manager, who explained what had happened with regard to the boundary line between Perquimans County and Chowan County. Historically, we have a historic line between Perquimans and Chowan Counties which is a straight line on the western side of Perquimans County. Sometime last year, a citizen from Chowan County went to register to vote and discovered that, per the State Board of Elections County Line Map, they were citizens of Perquimans County and not Chowan County. The area is not a wide swap but it did and could produce troublesome situations. This situation has been corrected for that citizen. With that happening, County Attorney High contacted Chowan County attorney so Mr. Heath will turn the microphone over to Mr. High while he distributed the maps. Mr. High said that there is a General Statute that provides guidance on how to handle these types of situations. It is handled through a subdivision of one of the N.C. State Departments called N.C. Geodetic Survey who assists with resurveys of ambiguous or uncertain County boundaries. He further explained that it had been brought to our attention that some people were being taxed in Chowan County but according to our map they should be paying taxes in Perquimans County. Mr. Heath and Mr. High met with Rhonda Money, GIS Coordinator, to take a look at tax maps to compare the two boundary lines. They found that there were some discrepancies. In 2014, the N.C. Geodetic Survey prepared a list of procedures counties would have to follow if they wanted to request a boundary line research. The first part is to have the counties involved to get together to decide if they wanted to request the assistance of the State of North Carolina in redrawing the line. He reported that he has initiated the talks between Perquimans County and Chowan County and they have reacted favorably to asking the State for assistance in researching the Perquimans County/Chowan County line. This is funded through the General Assembly. Chowan County is meeting tonight to discuss the very thing that we are discussing tonight. Mr. High said that it was his and Mr. Heath's plan to discuss it tonight and then prepare the Resolution for Board action at the April 3, 2017 meeting. If the Board decides to proceed with this, the Board will need to consider the Resolution and name a contact agent/s to work along with N.C. Geodetic Survey to accomplish this goal. It is his recommendation to name Frank Heath, County Manager, as our contact agent and Chowan County's County Manager as their contact agent. Chowan County Board of Commissioners concurs with this suggestion. Then, we would send the two Resolutions along with a formal letter requesting their assistance. From that point on, they will be contacting our agents to request any additional information needed for them to accomplish this task. After answering several questions, it was the consensus of the Board to moving forward with this Resolution at the April meeting.

BUDGET WORK SESSION SCHEDULE FOR FY 2017-18

After reviewing the dates with the Commissioners, County Manager Heath will be e-mailing the following list of Budget Work Sessions to the Board:

- FY 17-18 Budget meetings with the Board of Commissioners**
- April 10th: Departmental budget presentations
(Commissioners Room) 5:00-8:30pm
 - April 11th: Departmental budget presentations
(Commissioners Room) 5:00-7:30pm
 - April 17th: Joint work session with School Board (5:30 p.m.)
(Board of Education Administration Building)
 - May 15th: Social Services (7 p.m.) and Board of Education (8 p.m.)
Budget Presentations (Commissioners Room)
 - May 18th: Budget work session (7:00 p.m.) —At EMS building —
Looking at revenues and County Manager recommendations
 - May 24th: Budget work session at EMS building (7 p.m.)
 - May 25th: Budget work session at EMS building (7 p.m.)
 - June 5th: Frank to present budget to the Board with budget ordinance
 - June 19th: Budget public hearing and vote

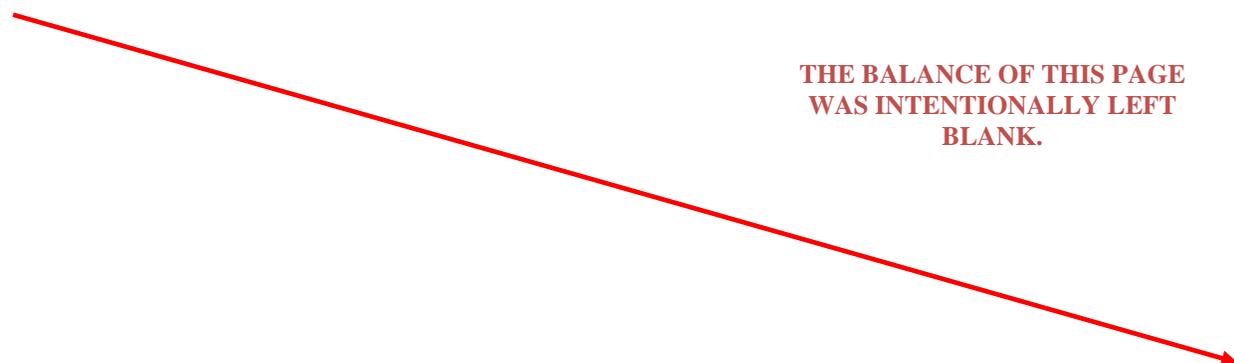
ADJOURNMENT

There being no further comments or business to discuss, the Work Session was adjourned at 7:55 p.m.

T. Kyle Jones, Chairman

Clerk to the Board

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ATTACHMENT A

ORDINANCE NO. 94

AN ORDINANCE IMPOSING A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR CONDITIONAL USE PERMITS FOR LARGE SCALE SOLAR FARM FACILITIES IN PERQUIMANS COUNTY

WHEREAS, concerns have arisen regarding the adequacy of current Perquimans County ordinances related to large scale solar farm facilities and their potential effect on the health, safety and welfare of the citizens of Perquimans County; and

WHEREAS, the siting, construction, density, height, glare, maintenance and decommissioning of large scale solar farm facilities are affected by Perquimans County ordinances related to large scale solar farm facilities; and

WHEREAS, the rights and reasonable expectations of the citizens of Perquimans County and the developers of future large scale solar farm facilities may be affected by Perquimans County ordinances related to large scale solar farm facilities; and

WHEREAS, current Perquimans County ordinances related to large scale solar farm facilities may be inadequate to balance the rights and reasonable expectations of the citizens of Perquimans County and the developers of future large scale solar farm facilities; and

WHEREAS, the Board of Commissioners of Perquimans County is in need of a moratorium to allow the Board of Commissioners additional time to review and examine the adequacy of its current ordinances related to large scale solar farm facilities and to study appropriate options for the regulation or control of the height, size, location, density, setbacks, design standards, glare, decommissioning, maintenance, lighting, property value diminutions, and other characteristics of large scale solar farm facilities; and

WHEREAS, the Board of Commissioners is in need of a moratorium on applications for conditional use permits related to large scale solar farm facilities to maintain the status quo while the Board of Commissioners reviews the adequacy of its current ordinances related to large scale solar farm facilities; and

WHEREAS, the Board of Commissioners is in need of a moratorium on applications for building permits, conditional use permits and other county governmental approvals related to large scale solar farm facilities to determine what effects, if any, the current County ordinances related to large scale solar farm facilities have on the health, safety and welfare of the citizens of Perquimans County; and

WHEREAS, the Board of Commissioners considered the course of action of not enacting this moratorium and allowing the County Planning Board to continue to develop recommendations to the Board of Commissioners related to large scale solar farm facilities for the Board of Commissioners' later consideration, however the Board of Commissioners did not choose that course of action because such course of action was deemed inadequate to protect the health, safety and welfare of the citizens of Perquimans County because the developer of a large scale solar farm facility could apply to the County for approval of a large scale solar farm facility under the existing ordinances related to large scale solar farm facilities which ordinances the Board of Commissioners have deemed are in need of review in order to protect the health, safety and welfare of the citizens of Perquimans County; and

WHEREAS, in order to address the concerns which led to the enactment of this moratorium, the Board of Commissioners, during the duration of this moratorium, intends to take the following actions: direct the Perquimans County Planning Board to review and study existing County ordinances related to large scale solar farm facilities and to provide recommendations to the Board of Commissioners for any modifications to existing ordinances, review the recommendations of the Planning Board, develop draft regulations, present the draft regulations at public meetings, receive public comments to proposed draft modifications and adopt the final version of appropriate regulations for large scale solar farm facilities in Perquimans County.

WHEREAS, the duration of this moratorium of one hundred twenty days (120) is reasonably necessary to allow the Board of Commissioners adequate time to properly and meaningfully review existing ordinances and to take the actions set forth herein; and

WHEREAS, the Board of Commissioners has duly advertised its public hearing on this Ordinance Imposing a Moratorium on the issuance of Building Permits, Conditional Use Permits and Other Governmental Approvals for Solar Farm Facilities in the Perquimans Weekly on March 8 and March 15, 2017 and conducted the required public hearing on March 20, 2017, all in accordance with North Carolina General Statutes Sections 153A-323 and 153A-340(h); and

WHEREAS, in order to preserve the status quo while appropriate county controls and regulations are considered and prepared, the County may adopt temporary moratoria on any county development approval required by law, pursuant to North Carolina General Statutes Section 153A-340(h).

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Perquimans County THAT THERE IS hereby imposed a moratorium for a period of one hundred (120) days on the acceptance of applications for conditional use permits for the construction of any large scale solar farm facilities.

THAT this moratorium will allow the County time to develop and consider reasonable regulations that would protect the health, safety and welfare of current and future residents of the County, while providing certainty and appropriate protections for future developers of large scale solar farm facilities in Perquimans County.

THAT the duration of this moratorium is the minimum time that is needed to have the Perquimans County Planning Board to review and study existing County ordinances related to large scale solar farm facilities and to provide recommendations to the Board of Commissioners for any modifications to existing ordinances, review and study existing County ordinances related to large scale solar farm facilities, develop draft regulations, present the draft regulations at public meetings, receive public comments to proposed draft modifications and adopt the final version of appropriate regulations for solar farm facilities in Perquimans County.

THAT pursuant to North Carolina General Statutes Section 153A-340 (h), this moratorium ordinance shall not apply to any project for which a valid building permit issued pursuant to G.S. 153A-357 is outstanding, to any project for which a conditional use permit application or special use permit application has been accepted, or development set forth in a site-specific or phased development plan approved pursuant to G.S. 153A-344.1, or development for which substantial expenditures have already been made in good faith reliance on a prior valid administrative or quasi-judicial permit or approval related to the specific development, or to preliminary or final subdivision plats that have been accepted for review by the county prior to the call for public hearing to adopt the moratorium.

THAT this moratorium ordinance shall apply to unincorporated areas of Perquimans County, lying outside of the corporate limits or extraterritorial jurisdiction of any incorporated town.

The Perquimans County Board of Commissioners hereby adopts and enacts this ordinance which shall become effective immediately upon its adoption and shall expire on July 18, 2017.

Adopted this the 20th day of March, 2017.

Motion for adoption made by Charles Woodard and seconded by Joseph W. Hoffler.

PERQUIMANS COUNTY BOARD OF COMMISSIONERS

T. Kyle Jones, Chairman

ATTEST:

Mary P. Hunnicutt, Clerk
Perquimans County Board of Commissioners

Approved as to form:

W. Hackney High, Jr.
County Attorney

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